

# COUNTY OF SUFFOLK



STEVEN BELLONE  
SUFFOLK COUNTY EXECUTIVE

## SUFFOLK COUNTY PLANNING COMMISSION SUMMARY OF REGULARLY SCHEDULED MEETING

Jennifer Casey  
Chairwoman

Sarah Lansdale, AICP  
Director of Planning

Date: January 8, 2020  
Time: 2:00 p.m.  
Location: Wyandanch Village, Community Room  
40 Station Drive, Wyandanch, New York 11798

### **Members Present (10)**

Samuel Chu – Town of Babylon  
Michael Kelly – Town of Brookhaven  
Jennifer Casey – Town of Huntington  
Matthew Chartrand – Town of Islip  
John Condzella – Town of Riverhead  
John Finn – Town of Smithtown  
Thomas McCarthy – Town of Southold  
Kevin Gershowitz – At Large  
Errol Kitt – At Large  
Rodney Anderson – At Large

### **Members Not Present (3)**

Nicholas Morehead – Town of Shelter Island  
Adrienne Esposito – Villages Over 5,000  
Michael Kaufman – Villages Under 5,000

### **Staff Present (6)**

Sarah Lansdale – Director of Planning  
Andrew Freleng – Chief Planner  
Theodore Klein – Principal Planner  
John Corral – Environmental Projects Coordinator  
Christine DeSalvo – Principal Office Assistant  
Brittany Toledano – Assist. County Attorney (Commission Counsel)

**Call to Order** - The Suffolk County Planning Commission meeting of January 8, 2020 was called to order by Chairwoman Jennifer Casey at 2:05 p.m.

### **The Pledge of Allegiance**

**Public Portion** – There no members of the public present that requested to speak to the Commission.

**Guest Speaker** – Gwen O'Shea, President of the Community Development Corporation of Long Island (CDCLI), along with Jeanmarie Buffet, Vice President of Real Estate, Resident Services and Asset Management for the CDCLI, gave a presentation to the Commission and answered questions relating to how the CDCLI works with communities and government agencies to create affordable housing opportunities on Long Island.

### **Section A14-14 thru A14-25 of the Suffolk County Administrative Code**

✓ **Oregon Road Storage** – The application is referred by the Town of Southold, received on November 25, 2019 - the Commission's jurisdiction for review is that the application is within 500 feet of NYS Agricultural District. Applicants seek site plan approval from the Town of Southold Planning Board for the construction of a proposed 72,293 SF public storage complex. The proposed self-storage development is to include the construction of six (6) storage buildings; three (3) 12,000 SF one story, two (2) 11,880 SF one story building, and one (1) 9,600 SF one story building. Also included in the proposal is the conversion of an existing 797 SF garage to an office use, and the existing single family dwelling is to remain.

The staff report recommended approval of the site plan application for the construction of the self-storage complex offering seven (7) comments for their consideration and use by the Town of Southold Planning Board. After deliberation the Commission resolved to agree with the staff report and approve the site plan application with seven (7) comments.

The motion to approve the site plan application and to offer the seven (7) comments for their consideration and use by the Town of Southold Planning Board was made by Commission member McCarthy and seconded by Commission member Kelly, vote to Approve; 10 ayes, 0 nays, 0 abstentions.

✓ **Long Island Compost** – The application is referred by the Town of Brookhaven, received on December 16, 2019 - the Commission's jurisdiction for review is that the application is adjacent to County Road 16 (Horseblock Road). The applicant seeks Town of Brookhaven Planning Board site plan approval for the construction of a proposed outdoor storage yard for leaf mulch and wood mulch. The subject property is a 40 acre vacant wooded site located on the north side of Horseblock in the hamlet of South Yaphank. The site is to be used only as accessory to Long Island Compost's main facility located to the east and specifically for the storage of leaf and wood mulch. The extra location is necessary due to NYS DEC requirements and regulations regarding siting (at the main facility) of the pending American Organic Energy's anaerobic digestion project.

The staff report recommended approval of the site plan application offering eight (8) comments for their consideration and use by the Town of Brookhaven Planning Board. After deliberation the Commission resolved to agree with the staff report and approve the site plan application with the eight (8) comments.

The motion to approve the site plan application and to offer the eight (8) comments for their consideration and use by the Town of Brookhaven Planning Board was made by Commission member Kelly and seconded by Commission member Anderson, vote to Approve; 10 ayes, 0 nays, 0 abstentions.

**Adoption of Minutes (taken out of order)** - Motion to adopt both the November and December 2019 Meeting Minutes simultaneously as written was made by Commission member Chu, seconded by Commission member Anderson. Vote Approved: 10 ayes, 0 nays, 0 abstentions.

**Chair's Report** – Chairwoman Casey announced that she has been considering putting a committee together to address the extended vacancies for the East Hampton and Southampton Planning Commission member representatives, and if any Commission members want to be part of this committee working group to please let her know. In addition, the Chair also announced the formation of another new working group to address illegal dumping in Suffolk County. The Chairwoman also asked the Commission members to think about what locations they would like to visit and hold a Commission meeting there; whereas Chief planner Andrew Freleng mentioned a few possibilities.

### **Other Commission Business**

#### **2020 Election of Officers/Adoption of Rules of Proceedings**

Chairwoman Casey deferred to the 2020 Nominating Committee Chair, Commission member Kelly, who announces and made a motion that the nominees for Commission officers stay as is, and is as follows; Jennifer Casey for Chair, Adrienne Esposito for 1<sup>st</sup> Vice Chair, and Samuel Chu for 2<sup>nd</sup> Vice Chair of Planning Commission. In addition, Commission member Kelly also announced that there were no proposed amendments of the existing Rules of Proceedings and made a motion to put forward for a vote and re-adopt the existing Rules of Proceedings as the 2020 Rules of Proceedings.

### **Meeting Adjournment (3:30 p.m.)**

The motion to adjourn the meeting was made by Chairwoman Casey, seconded by Commission member Anderson and approved unanimously.